



# DESIGN REVIEW BOARD MEETING AGENDA

Thursday, September 10, 2015

Brian Anderson, Chairman  
Ben Palmer, Vice Chairman

Wahid Alam  
Bob Deardorff  
Brian Johns

Darrell Truitt  
Jason Watson  
Greg Froehlich, Alternate

Gilbert Municipal Center  
Conference Room 300  
50 E. Civic Center Drive  
Gilbert, AZ 85296

Study Session: 4:30-5:00 p.m.  
Regular Hearing: 5:30 p.m.

TIME	AGENDA ITEM	BOARD ACTION
4:30 P.M.	CALL TO ORDER STUDY SESSION	
	1. <b>DR15-38</b> - Project Q - Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for 1.6 acres located at west of the northwest corner of Higley and Rays Roads zoned Shopping Center (SC) with a Planned Area Development overlay district. Amy Temes (480) 503-6729	
	2. <b>DR15-43</b> - Avilla Town Square - Site plan, landscape, grading and drainage, elevations, floor plans, signage, lighting, colors and materials for a 152 unit multi-family community located on 15.72 acres at east of the northeast corner of Gilbert and Warner Roads zoned Multi-Family Low (MF/L) PAD zoning district. Nathan Williams (480) 503-6805	
	3. Discuss any revisions to the agenda including but not limited to changes to conditions, changes to placement of items on the published agenda.	
	ADJOURN STUDY SESSION	
5:30 P.M.	CALL TO ORDER REGULAR MEETING	
	ROLL CALL	
	4. <b>APPROVAL OF AGENDA</b>	
	5. <b>COMMUNICATIONS FROM CITIZENS</b>  At this time, members of the public may comment on matters not on the agenda. The Board's response is limited to responding to criticism, asking staff to review a matter commented upon, or asking that a matter be put on a future agenda.	

	AGENDA ITEM	BOARD ACTION
	<b>ADMINISTRATIVE ITEMS</b>	
	<b>6. Election of Officers -</b> Chairman and Vice Chairman	<b>Discussion; possible action by MOTION</b>
	<b>7. Minutes -</b> Consider approval of the minutes; Study Session & Regular Meeting of August 13, 2015.	<b>Discussion; possible action by MOTION</b>
	<b>PUBLIC HEARING (CONSENT)</b>	
	<b>Consent Public Hearing items will be heard at one Public Hearing. After the Consent Public Hearing, these items may be approved by a single motion. At the request of a member of the Board or Staff, an item may be removed from Consent Calendar and may be heard and acted upon separately. Other items on the agenda may be added to the Consent Public hearing and approved under a single motion.</b>	
	<b>8. DR15-22 -</b> Pecos and Market Pad 2 - Site plan, landscape plan, grading and drainage, elevations, lighting, colors and materials for the construction of a 5,280 square foot building for a retail and restaurant use, located on approximately 1.2 acres, northeast of the northeast corner of Pecos Road and Market Street, in the Regional Commercial (RC) zoning district with a PAD overlay. Nichole McCarty (480) 503-6747	<b>Hearing; possible action by MOTION</b>
	<b>9. DR15-35 -</b> Super Star Carwash - Site plan, landscape plan, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 2 acres located at 1730 N. Higley Road, zoned Regional Commercial (RC). Nathan Williams (480) 503-6805	<b>Hearing; possible action by MOTION</b>
	<b>10. DR15-40 -</b> San Tan Village Shops B - Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 1.14 acres, generally located at the northeast corner of South Market Street and East Pecos Boulevard and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay. Bob Caravona (480) 503-6812	<b>Hearing; possible action by MOTION</b>
	<b>11. ST15-08 -</b> Warner Groves at Morrison Ranch - Parcel D - Four (4) new standard plans (Plans 3511, 3521, 3532, and 3541) by Maracay Homes on lots 231-335, generally located south of the S. Briarwood Lane and E. Austin Drive intersection and zoned Single-family-6 (SF-6) with a Planned Area Development (PAD) overlay. Bob Caravona (480) 503-6812	<b>Hearing; possible action by MOTION</b>
	<b>12. ST15-10 -</b> Spectrum Parcel 16 - Four (4) new standard plans (Plans 1A, 1B, 2A, and 2B) by Desert Viking Homes on 14 lots (Lots 1-14), generally located south of the intersection of Sailors Way and Spectrum Way Recker zoned Single Family - 7 (SF-7) zoning district. Amy Temes (480) 503-6729	<b>Hearing; possible action by MOTION</b>
	<b>13. ST15-11 -</b> Warner Groves at Morrison Ranch – Six (6) new standard plans 1631, 1967, 1975, 2498, 2930, 3157 by Fulton Homes on Lots 336-438, generally located at the north of the S. Briarwood Lane and E. Spring Wheat Lane and zoned Single Family-6 (SF-6) with a Planned Area Development (PAD) overlay. Bob Caravona (480) 503-6812	<b>Hearing; possible action by MOTION</b>

	AGENDA ITEM	BOARD ACTION
	<b>PUBLIC HEARING</b>	
	<b>Non-Consent Public Hearing items will be heard at an individual public hearing and will be acted upon by the Board by a separate motion. During the Public Hearings, anyone wishing to comment in support of or in opposition to a Public Hearing item may do so. If you wish to comment on a Public Hearing Item you must fill out a public comment form, indicating the item number on which you wish to be heard. Once the hearing is closed, there will be no further public comment unless requested by a member of the Board.</b>	
	<b>14. DR15-30 - Accelerated Gilbert Power - Site plan, landscape plan, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 1.4 acres located at the northwest corner of Power Road and Nunneley Road, zoned Regional Commercial (RC). Nathan Williams (480) 503-6805</b>	
	<b>COMMUNICATIONS</b>	
	<b>15. Report from Chairman and Members of the Board on current events.</b>	
	<b>16. Report from Council Liaison.</b>	
	<b>17. Report from Planning Manager on current events.</b>	
	<b>ADJOURN</b>	<b>Motion to ADJOURN</b>

Persons needing any type of special accommodation are asked to notify the Town Clerk's Office at (480) 503-6871 at least 72 hours prior to the meeting.

The next meeting of the Gilbert Design Review Board is a Regular Meeting, Thursday, October 15, 2015, 5:30 p.m. Gilbert Municipal Center, 50 E. Civic Center Drive, Gilbert, AZ